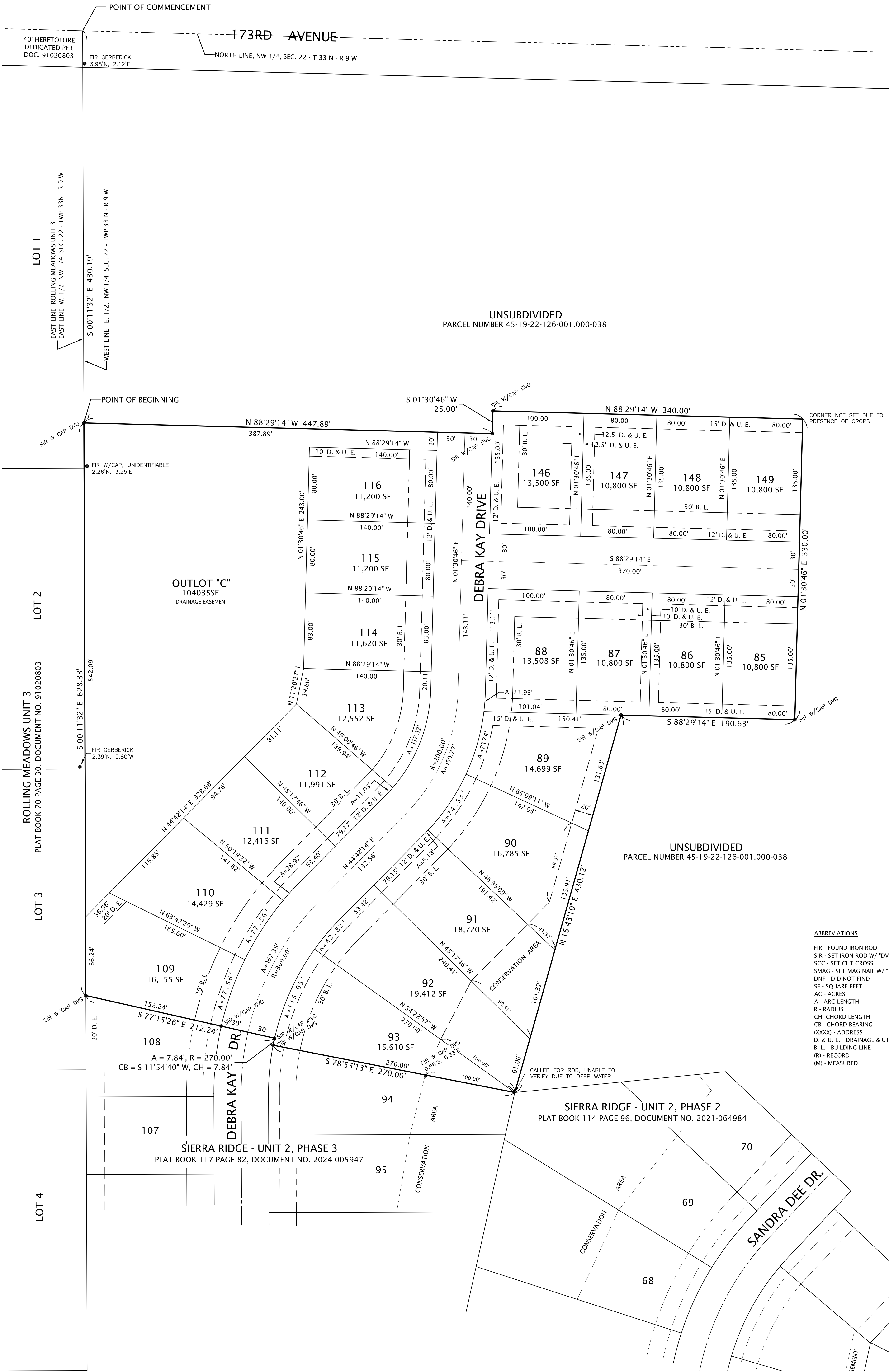


SIERRA RIDGE - UNIT 2, PHASE 4





# SIERRA RIDGE - UNIT 2, PHASE 4

DESCRIPTION:

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY INDIANA, AS PREPARED BY TOM MICHALAK, LS20700047 BASED IN PART ON A PLAT OF SURVEY PREPARED BY DVG TEAM, INC. PROJECT NUMBER S20-97, REVISED JUNE 14, 2021 AND RECORDED JULY 1, 2021 IN SURVEY BOOK 36 PAGE 63, AS DOCUMENT NUMBER 2021-045013 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, (THE BASIS OF BEARINGS FOR THIS DESCRIPTION WILL BE THE SAME AS USED ON THE BEFORE MENTIONED RECORDED PLAT OF SURVEY). COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22 AND THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22, THENCE SOUTH 00 DEGREES 11 MINUTES 32 SECONDS EAST 430.19 FEET ALONG WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 22, ALSO BEING THE EAST LINE OF ROLLING MEADOWS UNIT NO. 3, RECORDED MAY 1, 1991 IN PLAT BOOK 70 PAGE 30 AS DOCUMENT NUMBER 91020803 IN THE OFFICE OF THE RECORDER OF SAID COUNTY TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 11 MINUTES 32 SECONDS EAST ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER 628.33 FEET TO THE NORTHWEST CORNER OF LOT 108 IN SIERRA RIDGE - UNIT 2, PHASE 3, RECORDED FEBRUARY 8, 2024 IN PLAT BOOK 117 PAGE 82 AS DOCUMENT NUMBER 2024-005947 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE NORTH LINES OF SAID SIERRA RIDGE - UNIT 2, PHASE 3:

(1) SOUTH 77 DEGREES 15 MINUTES 26 SECONDS EAST 212.24 FEET;

(2) THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENTIAL CURVE, HAVING A RADIUS OF 270.00 FEET, AN ARC LENGTH OF 7.84 FEET, AND A CHORD BEARING SOUTH 11 DEGREES 54 MINUTES 40 SECONDS WEST 7.84 FEET;

(3) THENCE SOUTH 78 DEGREES 55 MINUTES 13 SECONDS EAST 270.00 FEET TO THE WESTERNMOST NORTH CORNER OF LOT 69 IN SIERRA RIDGE - UNIT 2, PHASE 2, RECORDED OCTOBER 28, 2021 IN PLAT BOOK 114 PAGE 96 AS DOCUMENT NUMBER 2021-064984;

THENCE THE FOLLOWING SIX (6) COURSES AND DISTANCES:

(1) NORTH 15 DEGREES 43 MINUTES 10 SECONDS EAST 430.12 FEET;

(2) THENCE SOUTH 88 DEGREES 29 MINUTES 14 SECONDS EAST 190.63 FEET;

(3) THENCE NORTH 01 DEGREES 30 MINUTES 46 SECONDS EAST 330.00 FEET;

(4) THENCE NORTH 88 DEGREES 29 MINUTES 14 SECONDS WEST 340.00 FEET;

(5) THENCE SOUTH 01 DEGREES 30 MINUTES 46 SECONDS WEST 25.00 FEET;

(6) THENCE NORTH 88 DEGREES 29 MINUTES 14 SECONDS WEST 447.89 FEET TO THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING, CONTAINING 447,059 SQUARE FEET OR 10.26 ACRES, MORE OR LESS.

NOTES:

1. PHASE 4 PROPERTY LINES, EASEMENTS, SETBACKS AND RIGHT OF WAY TAKEN FROM PRELIMINARY PLAT OF SIERRA RIDGE - UNIT 2, REVISED JUNE 02, 2020.
2. NO DIMENSION SHOULD BE ASSUMED BY SCALING METHOD FROM THIS PLAT.
3. THE ABOVE DESCRIBED PARCEL IS IN ZONE "X", BY SCALING METHODS, ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 18089C0337E, DATED JANUARY 18, 2012.
4. SURVEY MONUMENTS: 5/8-INCH REBAR, 24 INCHES LONG, WITH BLUE SURVEYOR IDENTIFICATION CAP STAMPED "DVG TEAM INC, FIRM NO. 0120" WILL BE SET AT LOT CORNERS IN ACCORDANCE WITH 865 IAC 1-12-18.

CLS DEVELOPMENT, LLC, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DOES HEREBY CERTIFY THAT IT HAS LAID OFF, PLATTED AND SUBDIVIDED SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREON DRAWN. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "SIERRA RIDGE - UNIT 2, PHASE 4". ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC. FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND PROPERTY LINES OF THE STREET THERE SHALL BE ERECTED OR MAINTAINED NO BUILDINGS OR STRUCTURES.

UTILITY EASEMENT:

AN EASEMENT IS HEREBY GRANTED TO THE TOWN OF LOWELL, ALL PUBLIC UTILITY COMPANIES, INCLUDING GENERAL TELEPHONE AND NORTHERN INDIANA PUBLIC SERVICE COMPANY SEVERALLY AND PRIVATE COMPANIES WHERE THEY HAVE A CERTIFICATE OF TERRITORIAL AUTHORITY TO RENDER SERVICE, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, PLACE AND MAINTAIN SEWERS, WATER MAINS, GAS MAINS, CONDUITS, POLES, AND WIRES, EITHER OVERHEAD OR UNDERGROUND WITH ALL NECESSARY BRACES, GUYS, ANCHORS, AND OTHER APPLIANCES IN, UPON, ALONG AND OVER THE STRIPS OF LAND DESIGNATED ON THE PLAT AND MARKED "UTILITY EASEMENT", FOR THE PURPOSE OF SERVING THE PUBLIC IN GENERAL WITH SEWER, WATER, GAS, AND TELEPHONE SERVICE, INCLUDING THE RIGHT TO USE THE STREETS WHERE NECESSARY, AND TO OVERHANG LOTS WITH AERIAL WIRES TO SERVE ADJACENT LOTS, TOGETHER WITH THE RIGHT TO ENTER UPON THE SAID EASEMENTS FOR PUBLIC UTILITIES AT ALL TIMES FOR ANY AND ALL OF THE PURPOSES AFORESAID AND TO TRIM AND KEEP TRIMMED ANY TREES, SHRUBS, OR SAPLINGS THAT INTERFERE WITH ANY SUCH UTILITY EQUIPMENT. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR SUCH PUBLIC UTILITY PURPOSES.

CONSERVATION AREA:

THERE ARE STRIPS OR AREAS OF REAL ESTATE SHOWN ON THE PLAT AND DESIGNATED AS "CONSERVATION AREA". THESE STRIPS OR AREAS ARE SUBJECT TO THE FOLLOWING RESTRICTIONS FOR THE EXPRESS PURPOSE OF PROTECTING THE CURRENTLY DELINEATED AND DESIGNATED FEDERAL WETLANDS CONTAINED THEREIN. NO FILLING OR GRADING OR RE-GRADING WORK OR MECHANIZED LAND CLEARING OR TREE REMOVAL MAY BE CONDUCTED, AND NO BUILDINGS OR STRUCTURES MAY BE ERECTED WITHIN SAID STRIPS OR AREAS. THESE RESTRICTIONS ARE TO RUN WITH THE LAND FOR A PERIOD OF TWENTY (20) YEARS FROM THE DATE OF RECORDATION OF THIS PLAT AT WHICH TIME SAID RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS APPROPRIATE GOVERNMENTAL ENTITIES REMOVE SAID DELINEATION AND DESIGNATION OF FEDERAL WETLANDS IN SAID STRIPS OR PARCELS.

OWNER/DEVELOPER:

CLS DEVELOPMENT, LLC  
CHRIS ADAMS  
640 W. 50 N. ROAD  
VALPARAISO, INDIANA 46538

PARCEL INFORMATION:

PART OF TAX PARCEL NO. 45-19-22-126-001.000-038  
CLS DEVELOPMENT, LLC  
CORPORATE QUIT CLAIM DEED DOCUMENT NO. 2025-529377  
RECORDED AUGUST 07, 2025

PARCEL AREA:

GROSS:  
447,058 SQUARE FEET ±  
10.26 ACRES ±

LESS ROADWAY DEDICATIONS:  
64,427 SQUARE FEET ±  
1.48 ACRES ±

NET (LOTS AND OUTLOT C):  
382,631 SQUARE FEET ±  
8.78 ACRES ±

WITNESS OUR HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

CLS DEVELOPMENT, LLC

STATE OF INDIANA )  
COUNTY OF LAKE ) SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED \_\_\_\_\_ AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS OUR HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

NOTARY PUBLIC

A RESIDENT OF \_\_\_\_\_ COUNTY, INDIANA

MY COMMISSION EXPIRES: \_\_\_\_\_

AFTER HAVING GIVEN PUBLIC NOTICE OF THE TIME, PLACE AND NATURE OF HEARING ON THE APPLICATION FOR PRIMARY APPROVAL OF THIS SUBDIVISION BY PUBLICATION IN A NEWSPAPER OF LOCAL CIRCULATION MORE THAN TEN (10) DAYS BEFORE THE HEARING THEREON, UNDER AUTHORITY PROVIDED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT WAS GIVEN APPROVAL BY A MAJORITY OF THE MEMBERS OF THE LOWELL PLAN COMMISSION OR PLAT COMMITTEE AT

A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

TOWN OF LOWELL PLAN COMMISSION BY:

PRESIDENT: JOHN ALESSIA

SECRETARY: DIANNA CADE

THIS PLAT HAS BEEN REVIEWED AND IS HEREBY RECOMMENDED FOR ACCEPTANCE BY THE TOWN OF LOWELL BY:

DIRECTOR OF PLANNING AND DEVELOPMENT: RICH OMAN

STATE OF INDIANA )  
COUNTY OF LAKE ) SS:

SUBMITTED TO, APPROVED AND ACCEPTED BY THE TOWN COUNCIL DATED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

TOWN COUNCIL PRESIDENT

TOWN COUNCIL VICE PRESIDENT

MEMBER

MEMBER

MEMBER

ATTEST: CLERK TREASURER

STATE OF INDIANA )  
COUNTY OF LAKE ) SS:

I, THOMAS J. MICHALAK, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON AUGUST 28, 2025, AND THE HEREON SUBDIVISION PLAT WAS PREPARED UNDER MY SUPERVISION, THAT ALL THE MONUMENTS SHOWN HEREON WILL BE INSTALLED IN ACCORDANCE WITH 865 IAC 1-12-18 AND THE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE OF THE TOWN OF LOWELL, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN. IN ADDITION, THIS SUBDIVISION PLAT IS IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS OF THE TOWN OF LOWELL SUBDIVISION CONTROL ORDINANCE.

IN THE OPINION OF THIS SURVEYOR IT IS PROBABLE THAT INTERIOR SUBDIVISION MONUMENTATION WILL BE DISTURBED BY CONSTRUCTION. THEREFORE THE REMAINDER OF THE MONUMENTATION WILL BE SET NO LATER THAN TWO YEARS AFTER THE DATE OF RECORDING OF THIS SUBDIVISION. THE BOUNDARY OF THIS SUBDIVISION WAS MONUMENTED ON AUGUST 25, 2025.

THE HEREON SUBDIVISION PLAT IS BASED ON A PLAT OF SURVEY PERFORMED BY DVG TEAM, INC. OF THE PARENT PARCEL, RECORDED JULY 1, 2021 IN SURVEY BOOK 36 PAGE 63 AS DOCUMENT NUMBER 2021-045013 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. THERE HAS BEEN NO CHANGES FROM THE MATTERS OF SURVEY REVEALED BY THE RECORDED SURVEY, OR ANY PRIOR SUBDIVISION PLATS CONTAINED THEREIN, ON ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION, EXCEPT WHERE PRIOR MONUMENTATION IS HELD OVER COURSE AND DISTANCE, HEREON INDICATED BY RECORD AND MEASURED VALUES.

DATED THIS DAY, AUGUST 28, 2025.

THOMAS J. MICHALAK, REGISTERED LAND SURVEYOR NO. 20700047

FINAL PLAT  
SIERRA RIDGE - UNIT 2, PHASE 4  
PT. N.1/2, SEC. 22, TWP 33 N, R9W 2nd PM  
LOWELL, IN  
SHEET 2 of 2

FB/PG	FILE NO.
DRAWN BY TJM	DATE 8/28/25
SECTION 22-33-9	COUNTY LAKE
PROJECT NO. 20-1001.02	

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CLS  
DEVELOPMENT LLC

0' 25' 50'  
SCALE: 1" = 50'

DATE:	REVISIONS AND NOTES:

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Crown Point, IN 46307  
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F: (219) 662-2740  
www.dvgteam.com

